



PLANNING AND ZONING COMMISSION COMMUNICATION

August 21, 2018

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 18-04-SUP, and Consider Recommendation for an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 18-04-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit on 2.746 acres of the Jesse Doss Survey, Abstract No. 441, Tracts 4B2, 6B2 and portions of Tracts 4B & 6B; BBB & CRR Survey, Abstract No. 204, Tracts 5, 5D and 5E; 3801 Cheek-Sparger Road for a Gasoline Sales/Convenience Store in Planned Development District (PD) and consider recommendation for an Ordinance.

ALTERNATIVES:

- Open the Public Hearing and continue it to the next meeting
- Recommend approval of the request
- Recommend approval of the request with modifications
- Recommend denial of the request

SUMMARY OF SUBJECT:

Applicant: Glade Infrastructure LLC, and QuikTrip Corporation

Location / Zoning: 3801 Cheek-Sparger Road. The property is zoned Planned Development District (PD)

Project Summary: QuikTrip Corporation is seeking a Specific Use Permit to construct a gasoline sales and convenience store within the southern entrance to Glade Parks. The proposed store would be located at the intersection of the southbound frontage road of SH 121, Cheek-Sparger Road, and Rio Grande Boulevard.

QuikTrip intends to construct a newer prototype store than the existing storefronts in the City of Euless. This location would be a 4,840 square foot building facing onto Cheek-Sparger Road.

Access – Because of the significant volumes of traffic in this area, providing access to this site in a manner that did not make circumstances worse was a major objective. The site layout provides two points of access. There will be one drive from the southbound frontage road of SH 121, which will allow customer traffic and gasoline products trucks to access the site. A second access point on the opposite side of the parcel will intersect with Rio Grande Boulevard. This drive approach is located at a distance to the north of the intersection of Rio Grande Boulevard and Cheek-Sparger Road that should not slow traffic entering into Glade Parks. There are two northbound lanes on Rio Grande Boulevard. There will no direct access onto Cheek-Sparger Road.

Site Development – The sixteen (16) pump fuel island is located on the east side of the property. The store type has entrances on the front and both sides of the building. The site has sixty-one (61) parking spaces outside of the fuel island to accommodate the convenience store customers that QuikTrip generates. Glade Parks has an existing primary multi-tenant sign on the southeast corner of the site. A new secondary multi-tenant sign will be located at the southwest corner near Rio Grande Boulevard. This sign was contemplated within the Unified Sign Plan as part of the Glade Parks Planned Development. QuikTrip will have branding elements installed on this sign.

Building Design – Complying with the Glade Parks Planned Development, the structure will be a combination of stone and brick. The building facades and fuel island columns will have the same stone design as what was used to construct the Bear Creek bridge.

Landscaping – New trees will be introduced to the frontage of the site. Additional landscaping will be provided around the building itself and surrounding the solid waste container along the western side of the site.

Staff recommends the Specific Use Permit, with the following conditions:

- a. The Specific Use Permit is tied to the Business Owner: QuikTrip Corporation; and,
- b. The Specific Use Permit is tied to the Business Name: QuikTrip, and,
- c. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

SUPPORTING DOCUMENTS:

- Draft Ordinance XXXX
- Application
- Exhibits
- Map 1, Map 2, and Map 3

APPROVED BY:

MIKE COLLINS

Director of Planning and Economic Development

STEPHEN COOK

Senior Planner